

County Zoning		AR
Agricultural/ Residential		
Minimum Lot Area		
w/ Private Sewer & Water:	43,560 sq. ft.	
w/ Public Sewer or Water:	30,000 sq. ft.	
w/ Public Sewer & Water:	25,000 sq. ft.	
Minimum Street Frontage		
w/ Private Sewer & Water:	110 ft.	
w/ Public Sewer or Water:	110 sq. ft.	
w/ Public Sewer & Water:	90 sq. ft.	
Maximum Width/Depth ratio:	N/A	
Setback Requirements		
Front Yard:	30 ft.	
Side Yard:	15 ft.	
Rear Yard:	25 ft.	
Accessory Buildings		
Side yard at Front Building Line	15 (2) ft.	
Side yard at Rear Building Line	10 ft.	
Rear Yard:	10 ft.	
Allowable Coverage and Height		
Main Building:	15 %	
Maximum Lot Coverage:	30 %	
Accessory Building Coverage:	N/A %	
Maximum Building Height:	45 ft.	
Max Accessory Bldg. Height:	45 ft.	
Notes: ()		
(1) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 25 feet from any side property line		
(2) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line		
(3) Accessory buildings must be located behind the front building line		
(4) Accessory structures may have a maximum height of 25 feet if they comply with the setback requirements for principal structures		
(5) Principal structures : when adjoining property is zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance		
(6) or 20 feet if the parking is located behind the front building line		
(7) Must be 10 feet on any one side, with a combined total on both sides of at least 25 feet		
(8) Actual height of principal structure		
(9) All structures: when adjoining property is zoned Residential, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance		

SEC. 30-34. AR AGRICULTURAL/RESIDENTIAL DISTRICT.

Sec. 30-34-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Agricultural and Forestry Uses*

Agriculture *

Forestry Operations *

Stable, Commercial *

Stable, Private *

Wayside Stand *

2. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type II *

Manufactured Home *

Manufactured Home, Emergency *

Multiple Dog Permit *

Residential Human Care Facility

Single Family Dwelling, Detached

3. *Civic Uses*

Community Recreation *

Family Day Care Home *

Park and Ride Facility *

Public Parks and Recreational Areas *

Religious Assembly *

Utility Services, Minor

4. *Commercial Uses*

Bed and Breakfast *

Veterinary Hospital/Clinic

5. *Miscellaneous Uses*

Amateur Radio Tower *

Wind Energy System, Small *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Alternative Discharging Sewage Systems *

2. *Civic Uses*

Camps *

Cemetery *

Crisis Center

Day Care Center *

Educational Facilities, Primary/Secondary *

Safety Services *

Utility Services, Major *

3. *Commercial Uses*

Antique Shops *

Golf Course *

Kennel, Commercial *

Studio, Fine Arts

4. *Industrial Uses*

Custom Manufacturing *

Resource Extraction *

5. *Miscellaneous Uses*

Broadcasting Tower *

Outdoor Gatherings *